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James Campbell Company, LLC
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

2015 Institutional Controls Annual Report
Del Monte Pineapple Plantation Superfund Site
Kunia, Oahu, Hawaii

September 1, 2015

ARCADIS

Scott Sevadjian

Sevadjian, Scott
Project Environmental Scientist

**2015 Institutional Controls
Annual Report**

Del Monte Pineapple Plantation
Superfund Site
Kunia, Oahu, Hawaii

Prepared for:
James Campbell Company, LLC

Prepared by:
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Our Ref.:
HI011093.0006

Date:
September 1, 2015

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1. Introduction

ARCADIS U.S., Inc. (ARCADIS) has prepared this Institutional Controls Annual Report (IC Annual Report) on behalf of the James Campbell Company LLC (Campbell) to comply with the requirements of the March 19, 2007 Institutional Controls Consent Decree (Consent Decree) for the Del Monte Pineapple Kunia Plantation Superfund Site. Campbell owned the Site at the time of the Consent Decree, but no longer owns any portion of the Site. A Site Vicinity Map is presented as Figure 1 and a Site Plan is presented as Figure 2. The U.S. Environmental Protection Agency (EPA) identification number for the Site is HID 980637631.

2. Project Objectives

The Consent Decree requires that Campbell monitor institutional controls at the Site to verify that property owners and lessees have not:

1. undertaken any construction in the Source Area or the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells; or
2. submitted an application for a water-use permit to withdraw water from any well located in the Well Restriction Area.

The objectives of this report are to summarize activities undertaken by Campbell during the previous year to comply with the requirements of the Consent Decree and to certify such information as required by the EPA. This report is for the period September 18, 2014 to September 17, 2015.

3. Monitoring of Institutional Controls

To comply with the Consent Decree, ARCADIS obtained records from Campbell associated with Paragraph 7 of the Consent Decree which requires that Campbell provide the EPA with written notice before completing a proposed title conveyance of property within the Site. Additionally, ARCADIS performed monthly reviews of State of Hawaii Department of Land and Natural Resources (DLNR) Water Commission Monthly Reports and performed a site visit to verify that required institutional controls were in place. This information is summarized in the following sections.

3.1 Conveyance of Property Titles

No conveyance of property titles occurred during this past year. However, in September 2010, Army Hawaii Family Housing LLC changed its name to Island Palm Communities LLC. Although Campbell no longer retains ownership of any portion of the Site, they will continue to monitor property transactions and provide appropriate notifications to future property owners and the EPA as required by the Consent Decree.

3.2 Status of Remaining Property

The Source Area was conveyed to Hawaii Agriculture Research Center on November 17, 2009 as part of the Kunia Village disposition. Subdivision of the Source Area has been authorized and approved by the Land Court, State of Hawaii (Land Court Application 1069). The Source Area boundary and final Land Court Map are shown in the figures presented as Appendix A.

3.3 Certifications of Compliance

Certifications of compliance with the Declaration of Environmental Restrictions (Well Restriction Area) from current property owners for the past year are summarized in the table below. As of the date of this report, a certification of compliance has not been received from Kunia Loa Ridge Farmland for Site Section 2 (Figure 5). Campbell is in the process of working with the Kunia Loa Ridge Farmland board of directors to obtain the certification and will provide it to the EPA upon receipt. Copies of signed certifications are presented in Appendix B.

Purchaser	Site Section	Certification Date	Signatory
Hawaii Agriculture Research Center	Kunia Village (Figure 3)	July 8, 2015	Stephanie Whalen
Island Palm Communities LLC (formerly known as Army Hawaii Family Housing LLC)	Sections 7 and 9 (Figure 4)	August 7, 2015	Pete Sims
Syngenta Hawaii, LLC	Section 6 (Figure 6)	July 23, 2015	Mark Phillipson
Fat Laws Farm, Inc.	Section 8 (Figure 7)	July 31, 2015	Tim Law

3.4 Records Review

ARCADIS reviewed Monthly Water Resource Bulletins from the DLNR Commission on Water Resource Management (the Commission) to verify that no new applications for well construction and pump installations or groundwater use permits within the Well Restriction Area had been submitted during the previous year. The Well Restriction Area covers portions of DLNR well quadrants 3-2503, 3-2603 and 3-2703 as shown in Figure 8. Review of the bulletins (September 2014 through August 2015) indicated that no new well or groundwater permit applications were submitted to the DLNR for these three quadrants during this reporting period. The bulletins can be found at www.hawaii.gov/dlnr/cwrm.

ARCADIS also reviewed publicly available minutes from Commission meetings (September 2014 through August 2015) to verify that no water use permits for the Well Restriction Area were submitted to the DLNR during this reporting period. The meeting minutes can be found at www.hawaii.gov/dlnr/cwrm.

The 2013 IC Annual Report indicates that permit applications were previously submitted for a new well (identified as well number 3-2402-006) to be located approximately 1,500 feet southeast of the Well Restriction Area boundary. According to the August 15, 2012 Commission meeting minutes, the "new water use permit would provide back-up irrigation water for 2,052 net acres of seed corn and various other crops, currently irrigated by surface water from the Waiahole Ditch System." However, in order to effectively prevent "providing a water user with two allocations of water in the same land use," the following recommendation was made: deny the groundwater use permit application; allow construction of the well; and approve installation of the pump and pump testing. During subsequent Commission meetings, additional recommendations were made (i.e., requiring the applicant to submit an Emergency Plan addressing potential failures to the Waiahole water system). Ultimately, based on the December 19, 2012 Commission meeting minutes, the "motion to approve the application failed for lack of a majority."

3.5 Site Inspection

On July 22, 2015, ARCADIS conducted a visual inspection of the Source Area, the Phytoremediation Area and basal monitoring wells. The major components of the remediation system consist of:

- A soil vapor extraction (SVE) system with carbon absorption to remove deep soil contaminants and reduce perched water impacts on the basal aquifer.
- Vegetated soil cover and storm water controls uphill of the Source Area.
- A groundwater extraction system providing hydraulic containment and dewatering of the perched aquifer area. Extracted groundwater is treated using phytoremediation.

The SVE system consists of extraction wells, treatment system components, and controls. The controls are installed on a concrete slab enclosed by a chain link fence and metal roof. In general, the well monuments

and piping for the SVE and groundwater extraction system appeared to be in good condition. Several of the stand-alone monitoring wells displayed evidence of surface corrosion on the well monuments. Hinges on various monitoring well monument locking caps were damaged due to weathering, but were locked and functional. Well monument covers for BMW-1 through BMW-7 have been repainted to address surface corrosion; however, minor corrosion still exists on the wells due to chipped paint. Surface cracks were detected on numerous concrete pads of the SVE unit monitoring wells, but did not appear to be structurally significant.

Surface rust staining was observed circling the base of the aboveground water storage tank located adjacent to the SVE control area. Pipe and hose connections of the SVE equipment previously contained rudimentary wraps consisting of duct tape and absorbent material used to prevent potential slow leaks of pump oil; however, new pipe and hose connections have been installed since the last Site visit. ARCADIS also observed the following: minor staining was observed beneath the SVE equipment in the controls area; water (most likely condensation) was observed on the floor adjacent to a compressor in the SVE controls area; several monitoring wells in the Source Area contained incomplete or faded identification numbers; and excessive paint has chipped from several of the protective bollards.

During the inspection, the Source Area landscape appeared maintained. Vegetation (grasses consistent with the surrounding agricultural areas) seemed healthy, along with a few patches of exposed soil. The drainage channel located in the northeastern portion and eastern boundary of the Site was heavily vegetated and the diversion ditch south of the SVE controls area was observed to be in good condition with minimal vegetation.

The Phytoremediation Area appeared to be in good condition. Previously damaged areas of the high-density polyethylene (HDPE) liner appeared to have been repaired. A former utility pole was observed lying adjacent to the remediation area. After examining the Phytoremediation Area, ARCADIS conducted a drive-through inspection of the basal monitoring well field including wells BMW-1 through BMW-7, the DLNR Mauka Deep Monitoring Well, and the Pearl Harbor Middle Deep Exploratory Well. The wells appeared intact and secure. ARCADIS observed the following:

- Well monument covers on the DLNR Mauka Deep Monitoring Well and the Pearl Harbor Middle Deep Exploratory Well displayed evidence of corrosion;
- Paint has chipped from the exterior of several monitoring wells and protective bollards for wells BMW-1 to BMW-7 which has resulted in minor corrosion;
- An electrical box attached to an individual bollard surrounding BMW-2 displayed evidence of corrosion and was unsecured;
- The side of well BMW-1 has been properly repaired and repainted (previously, a makeshift patch covered a hole approximately two inches in diameter on the well);

- Locks were absent on the fenced enclosures surrounding the DLNR Mauka Deep Monitoring Well and the Pearl Harbor Middle Deep Exploratory Well.

4. Summary and Conclusions

ARCADIS conducted an inspection to verify that institutional controls were working effectively in the Source Area and Well Restriction Area of the Site. Based on our review of available information, ARCADIS concluded the following:

- With the exception of Kunia Loa Ridge Farmland, all affected lessees and landowners certified compliance with the Consent Decree;
- Campbell is working with the Kunia Loa Ridge Farmland board of directors to obtain a certification of compliance with the Declaration of Environmental Restrictions (Well Restriction Area) and will provide it to the EPA upon receipt;
- No permits for water use in restricted areas have been requested of the DLNR's Water Commission;
- An inspection of the Source Area, the Phytoremediation Area and basal monitoring wells confirmed that the remediation system is intact and operational;
- No construction or other activities have interfered with the functioning of the basal monitoring wells;
- The side of well BMW-1 has been properly repaired and repainted. ARCADIS was informed by Second City that the hole had been repaired following the 2013 inspection.

5. References

Golder Associates, Inc. (Golder). 2007. Perched Groundwater Remedial Design Report for the Del Monte Corporation (Oahu Plantation) Superfund Site. December 20.

Environmental Protection Agency, Region IX. 2007. CERCLA Administrative Order on Consent with the James Campbell Company, LLC. March 19.

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Figures



0 1 2 3 4 5 6 7 miles
0 1 2 3 4 5 6 7 8 9 10 km
Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)

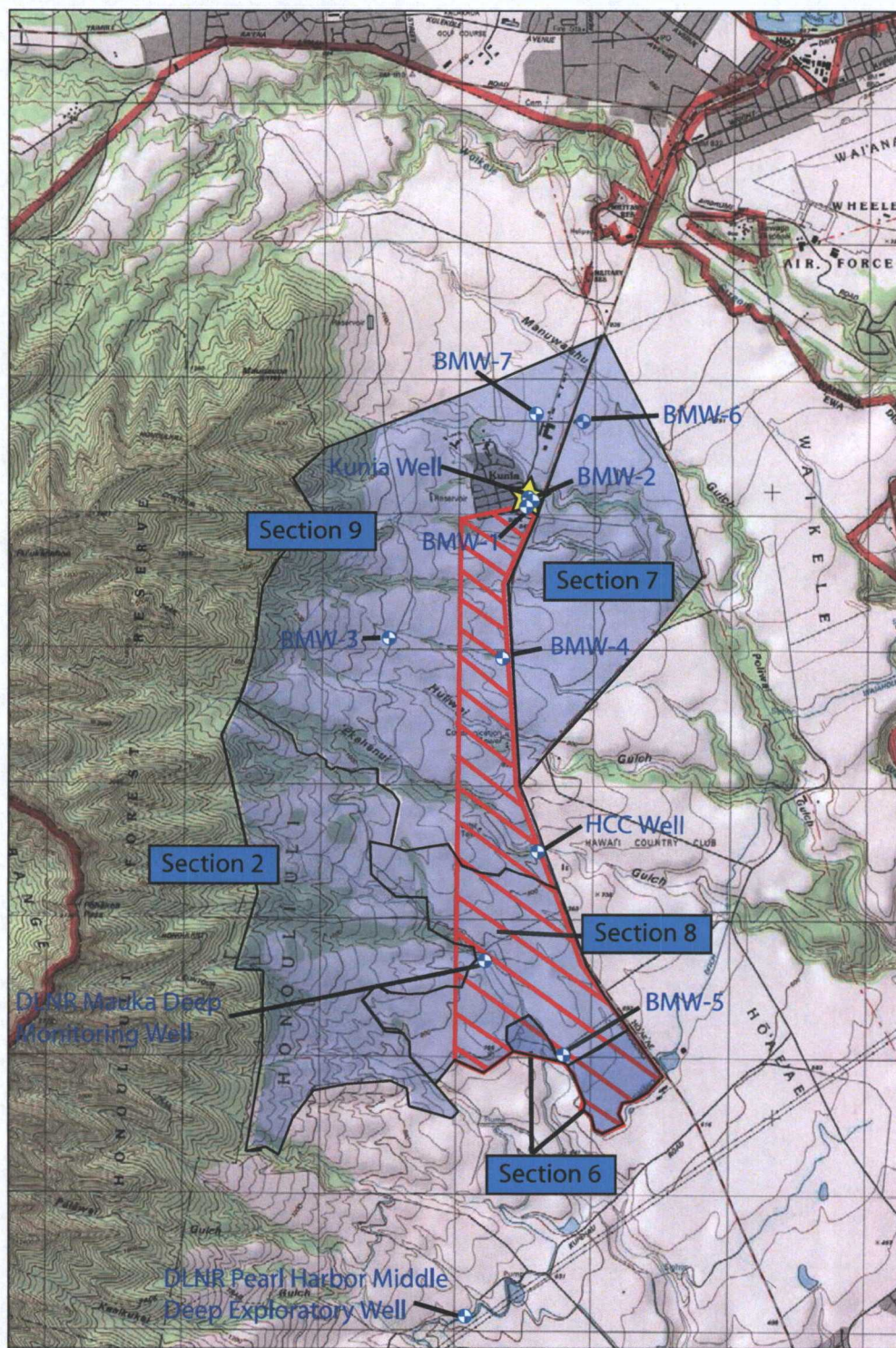


Site Vicinity Map




Del Monte/Kunia



Figure 1



EXPLANATION

-  Well Locations
-  EPA Well Restriction Area
-  Source Area

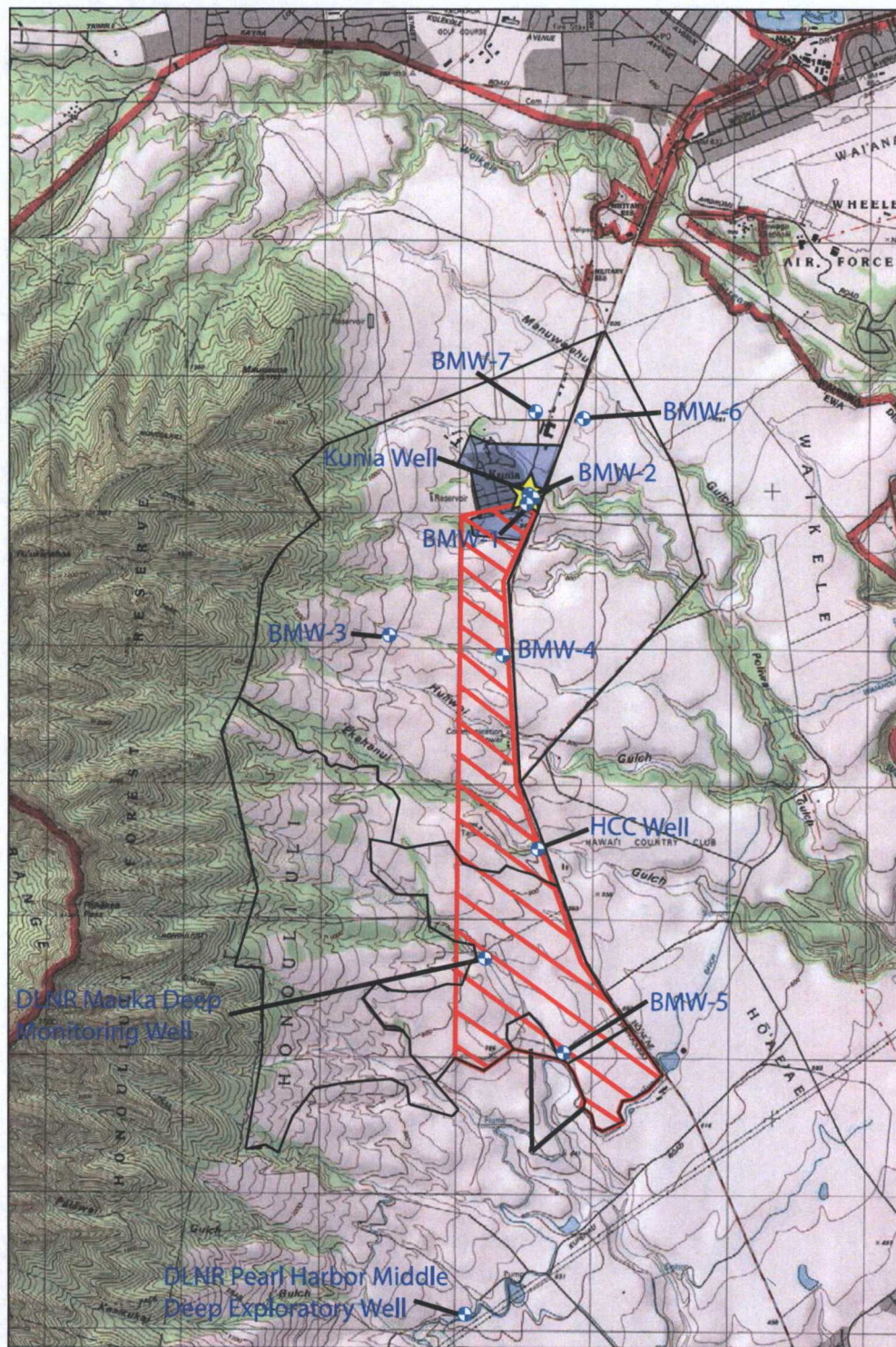
Source: Letter to Ms. Janet Rosati, EPA Project Coordinator from James Campbell Company, October 2, 2007

Site Plan

Del Monte/Kunia



Figure 2



EXPLANATION



EPA Well Restriction Area



Source Area



Kunia Village

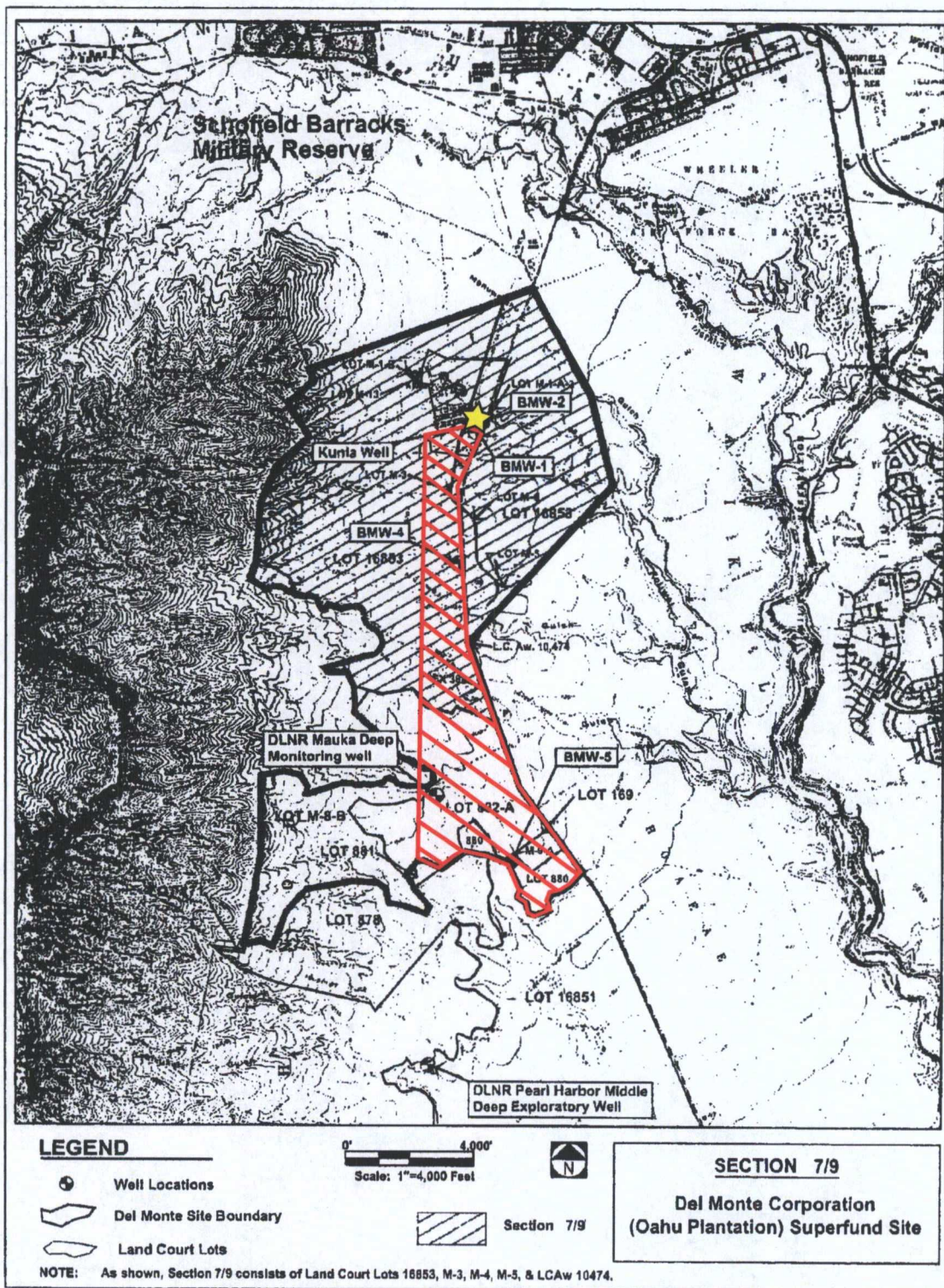
Source: Letter to Ms. Janet Rosati, EPA Project Coordinator
from James Campbell Company, October 2, 2007

Site Plan
and Kunia Village

Del Monte/Kunia



Figure 3



EXPLANATION

- EPA Well Restriction Area
- Source Area

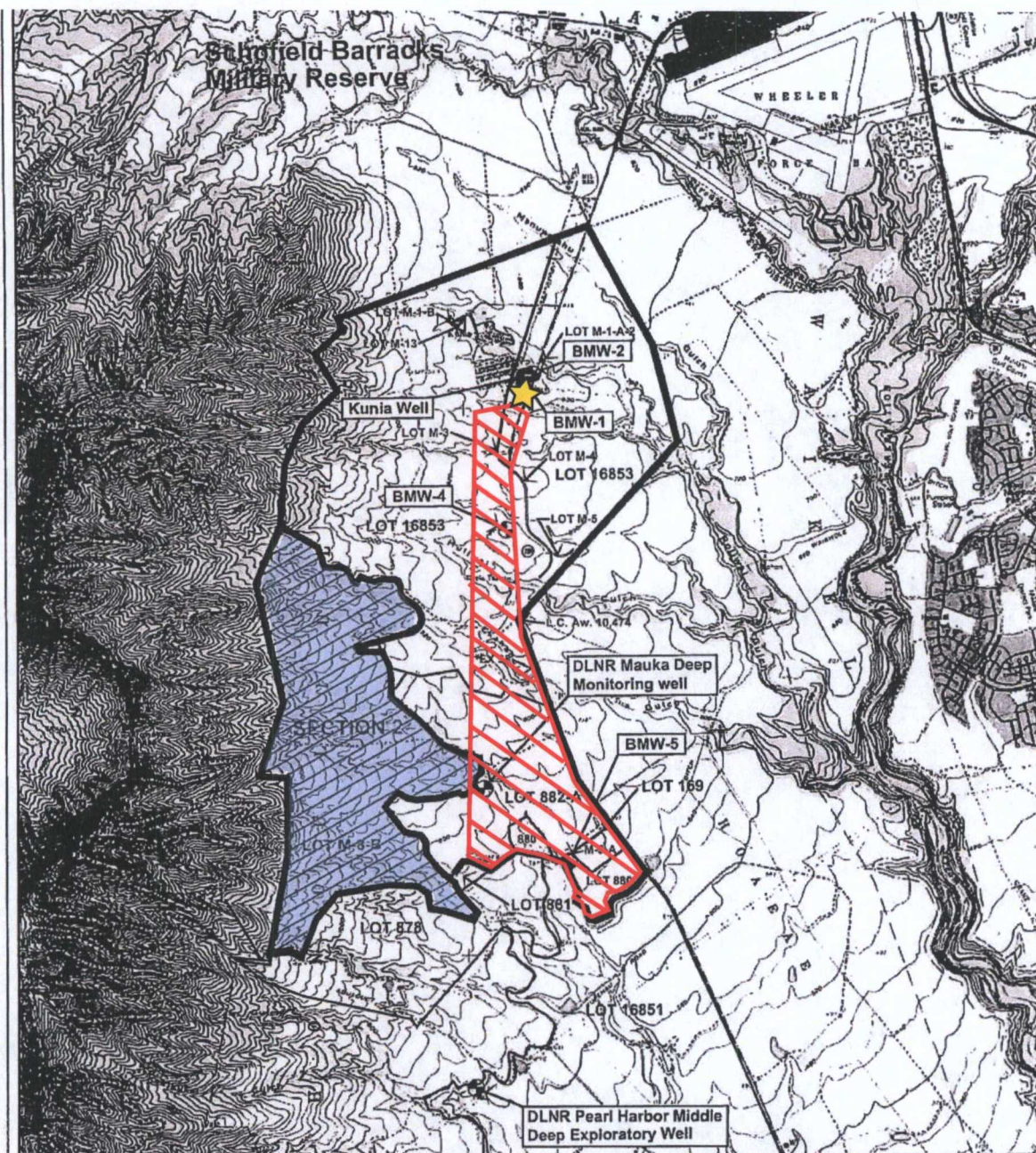
Source: Letter to Ms. Janet Rosati, EPA Project Coordinator
from James Campbell Company, December 3, 2008

Site Plan
and Sections 7 and 9

Del Monte/Kunia



Figure 4



LEGEND

- Well Locations
- Del Monte Site Boundary
- Land Court Lots

0' 4,000'
Scale: 1"=4,000 Feet



Section 2

SECTION 2

Del Monte Corporation
(Oahu Plantation) Superfund Site

EXPLANATION

- EPA Well Restriction Area
- Source Area

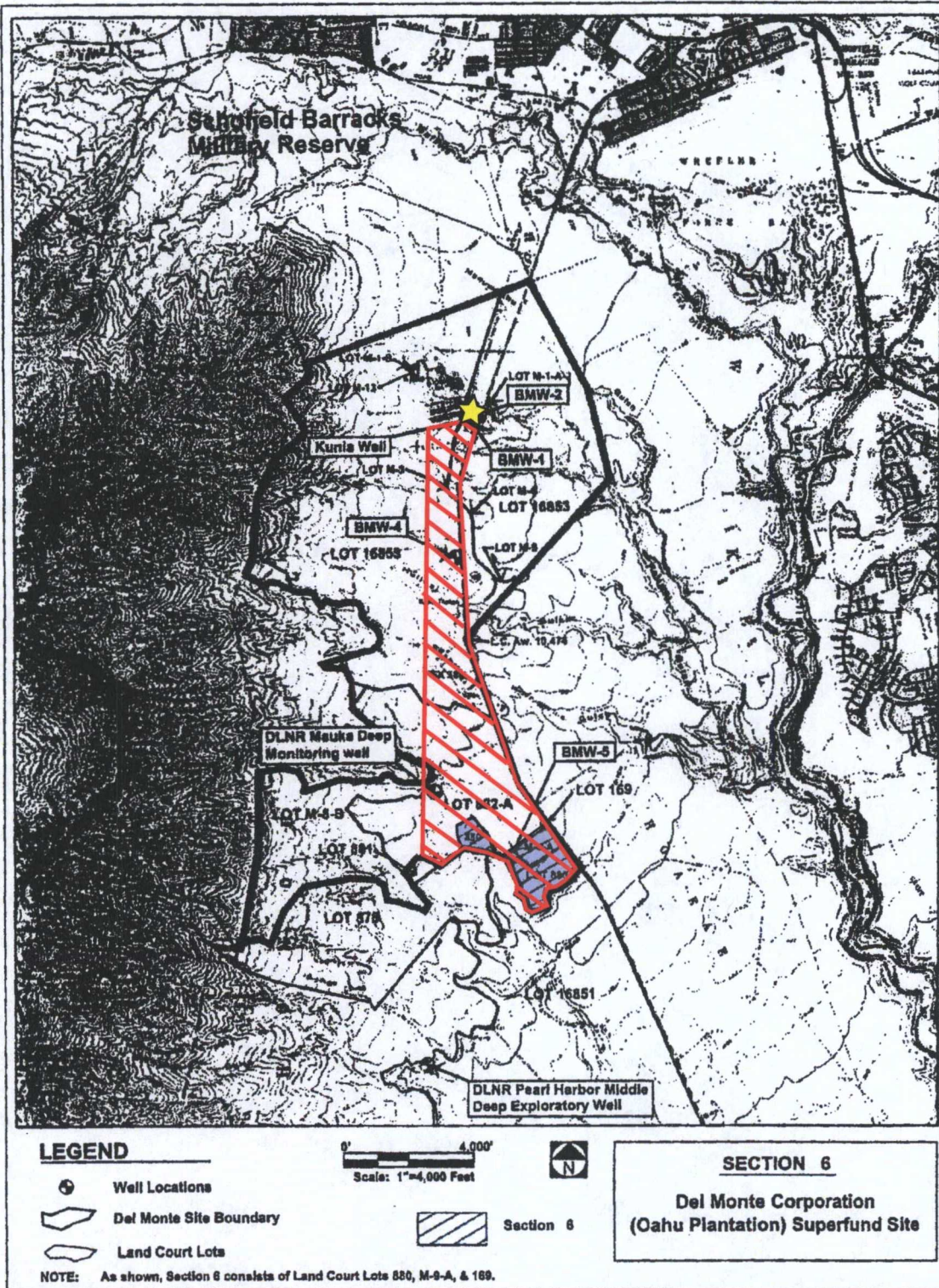
Site Plan
and Section 2

Del Monte/Kunia

Source: Letter to Ms. Janet Rosati, EPA Project Coordinator
from James Campbell Company, September 15, 2008



Figure 5



EXPLANATION

- EPA Well Restriction Area
- Source Area

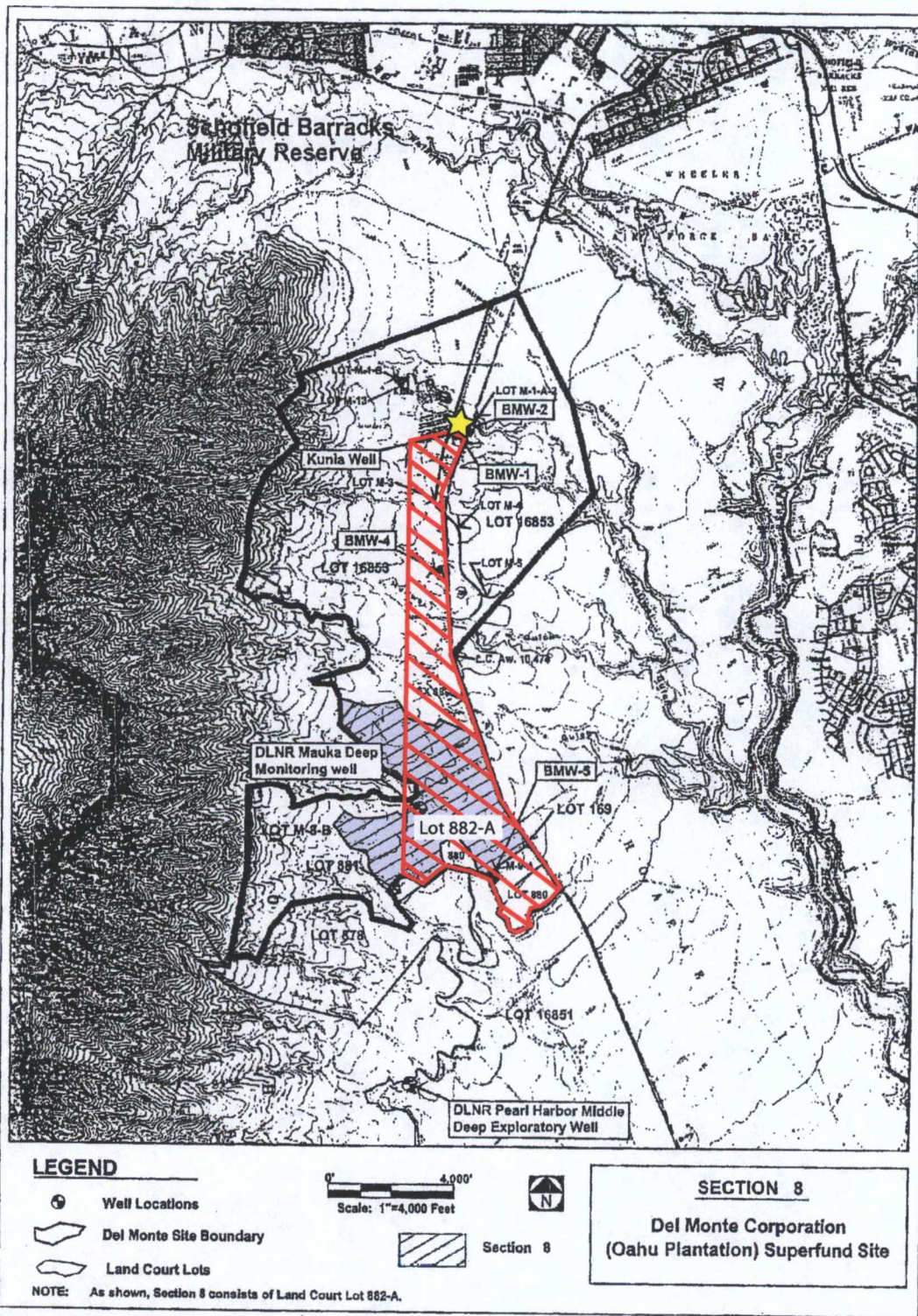
Source: Letter to Ms. Janet Rosati, EPA Project Coordinator from James Campbell Company, September 15, 2008

Site Plan
and Section 6

Del Monte/Kunia



Figure 6



EXPLANATION

-  EPA Well Restriction Area
-  Source Area

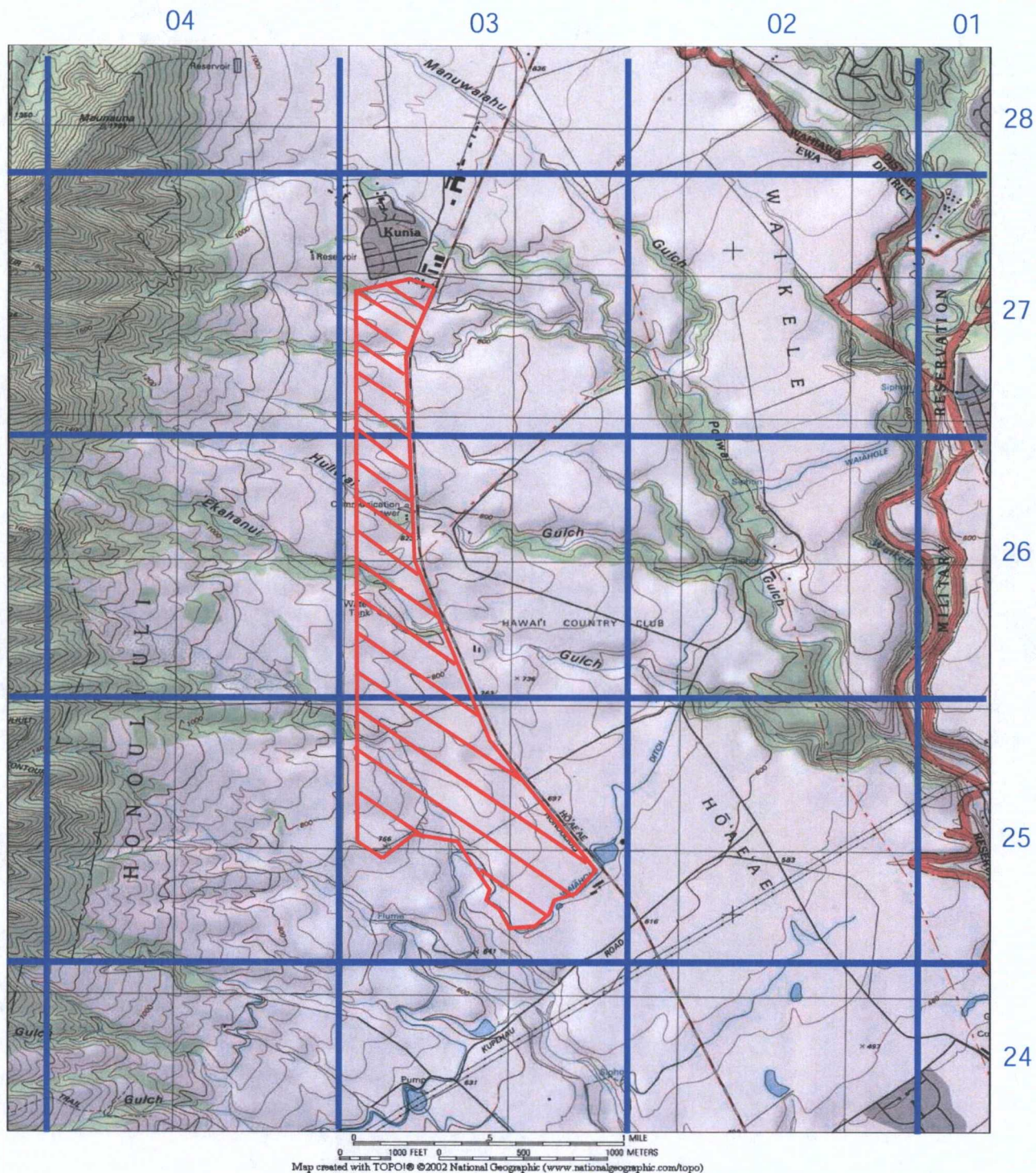
Site Plan
and Section 8

Del Monte/Kunia

Source: Letter to Ms. Janet Rosati, EPA Project Coordinator
from James Campbell Company, October 2, 2007



Figure 7



EXPLANATION



EPA Well Restriction Area

Well Restriction Area and DLNR
Well Number Quadrants

Del Monte/Kunia

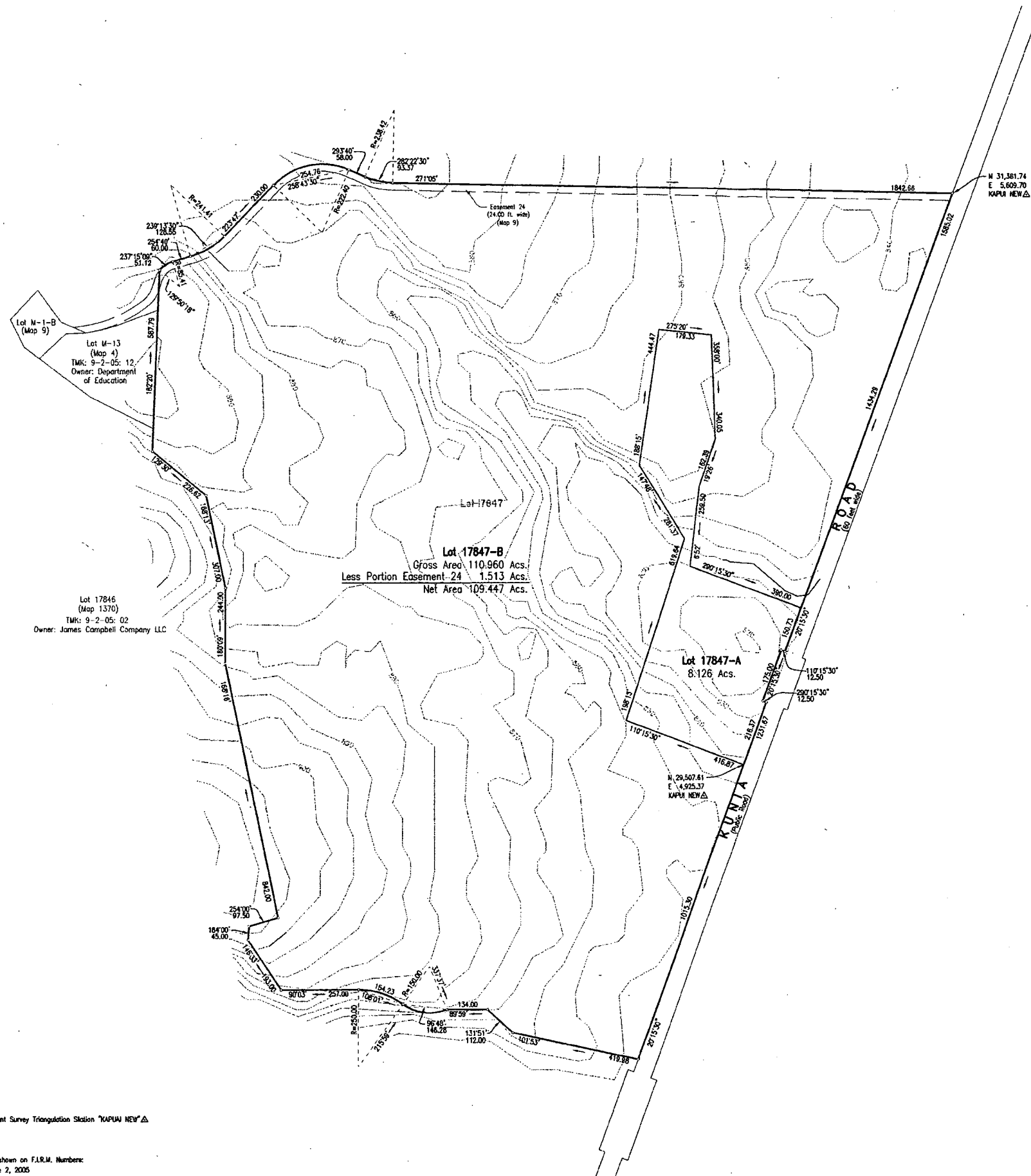


Figure 8

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Appendix A

Source Area Boundary
and Land Court Map



PRELIMINARY
LAND COURT
STATE OF HAWAII
LAND COURT APPLICATION 1069

SUBDIVISION OF LOT 17847
AS SHOWN ON MAP 1370
INTO LOTS 17847-A AND 17847-B
AT HONOLULU, EWA, OAHU, HAWAII

R. M. Towill Corporation

2024 N. King St., Suite 200
Honolulu, Hawaii 96819
May 11, 2009

Exp. 4/30/10
Ryan M. Suzuki
Licensed Professional Land Surveyor
Certificate Number 10059
Land Court Certificate Number 280

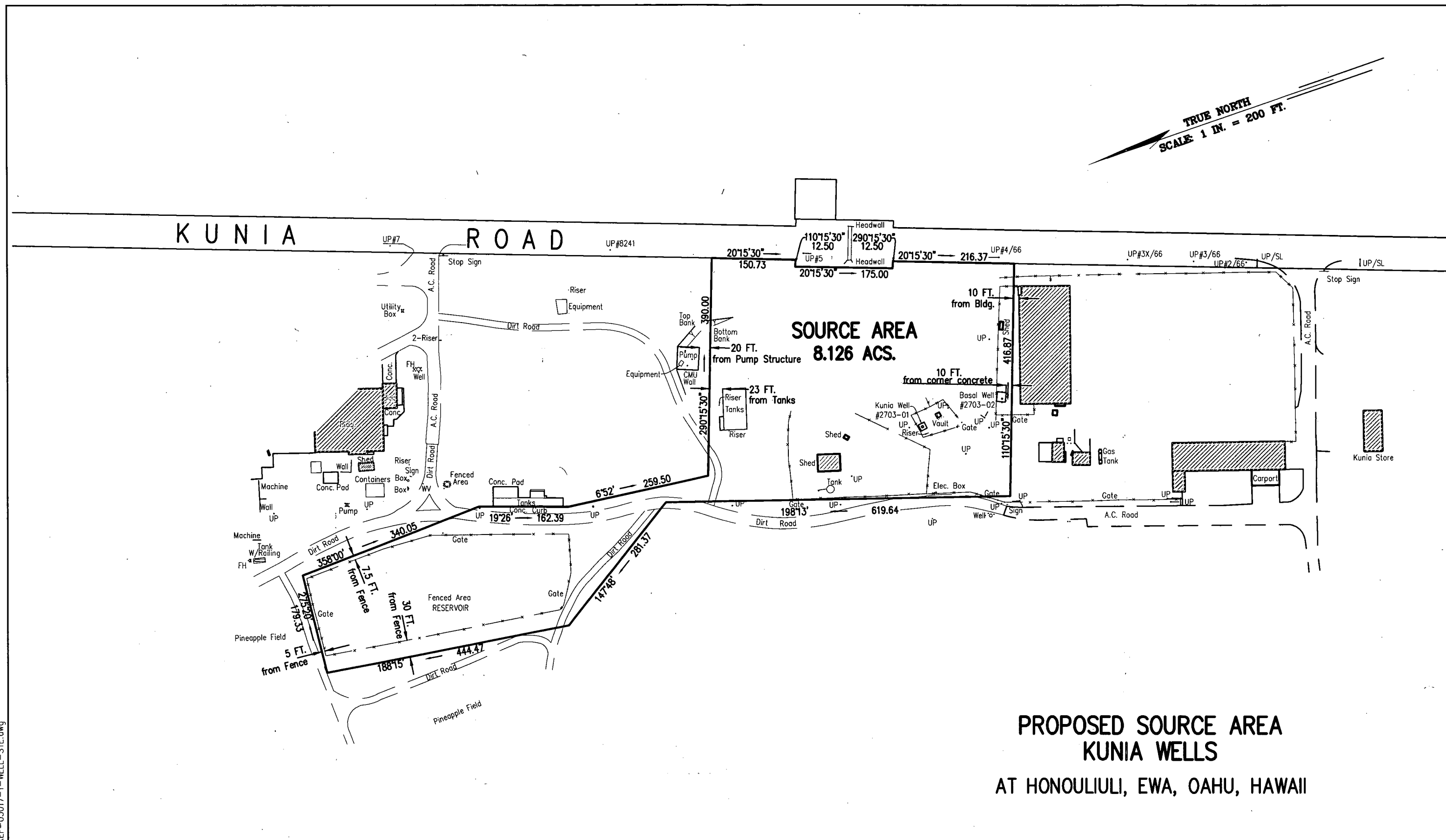
OWNERS: James Campbell Company, LLC

TRANSFER CERTIFICATE OF TITLES:

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED _____
BY ORDER OF THE COURT.

REGISTRAR OF THE LAND COURT

- Notes:
1. Azimuths and coordinates referred to Government Survey Triangulation Station "KAPUAHUA NEW" Δ
 2. Zoning: AG-1
 3. Total Area = 119.086 Acs.
 4. Subject property situated in Flood Zone D as shown on F.I.R.M. Numbers: 15003C02110F with an effective date of June 2, 2005



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Appendix B

Lessee Certifications of Compliance

**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF
ENVIRONMENTAL RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("**Property**").

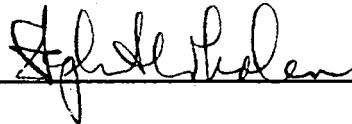
On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date: July 8, 2015

Signature: _____



Printed Name: Stephanie A. Whalen

Title: Executive Director

Property description:

KUNIA VILLAGE:

PARCEL ONE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 17847-A (area 8.126 acres), as shown on Map 1559, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 1,098,652.**

PARCEL TWO:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 17847-B (area 110.960 acres), as shown on Map 1559, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title Nos. 1,098,653 and 1,098,654.**

End of Property Description



**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF
ENVIRONMENTAL RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("Property").

On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date:

August 7, 2015

Signature:

[Handwritten Signature]

Printed Name:

Pete Sims

Title:

Senior Vice President

Property description:

KUNIA SECTION 9:

PARCEL ONE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 17846 (area 2,395.961 acres), as shown on Map 1370, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by Certificate of Title No. 930,578 issued to Army Hawaii Family Housing LLC, a Delaware limited liability company.

End of Parcel One Description

PARCEL TWO:

All of that certain parcel of land situate at Hoaeae, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

ROYAL PATENT NUMBER 4490, LAND COMMISSION AWARD 10,474, APANA 9 TO NAMAUU, situate, lying and being on the westerly side of Kunia Road, being PARCEL 5, and thus bounded and described as per survey dated August 8, 1988:

Beginning at the north corner of this parcel of land and on the westerly side of Kunia Road, the coordinates of said point being referred to Government Survey Triangulation Station "KAPUAI NEW", being 22,750.96 feet North and 4,331.52 feet East, thence running by azimuths measured clockwise from true South:

1. Along the westerly side of Kunia Road, on a curve to the left with a radius of 2,894.90 feet, the azimuth and distance of the chord being:

345° 29' 57" 611.81 feet;
2. 159° 26' 573.67 feet along Lot M-1-A-1 of Land Court Application 1069;
3. 221° 12' 30" 73.38 feet along Lot M-1-A-1 of Land Court Application 1069 to the point of beginning and containing an area of 11,930, square feet, more or less.

BEING a portion of the premises acquired by Limited Warranty Deed with Covenants and Reservation of Rights December 10, 2008, made by James Campbell Company LLC, as grantor, and Army Hawaii Family Housing LLC, as grantee, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3812212 and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2008-185856.

End of Parcel Two

**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF
ENVIRONMENTAL RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("**Property**").

On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date:

July 23, 2015

Signature:

Mark Phillipson

Printed Name:

MARK PHILLIPSON

Title:

Lead Corporate Affairs

Property description:

SECTION 6:

PARCEL ONE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT M-9-A (area 19.296 acres), as shown on Map 6, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 921,358** issued to Syngenta Hawaii, LLC, a Hawaii limited liability company.

End of Parcel One Description

PARCEL TWO:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 169 (area 0.693 acres), as shown on Map 27, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 921,359** issued to Syngenta Hawaii, LLC, a Hawaii limited liability company.

End of Parcel Two Description

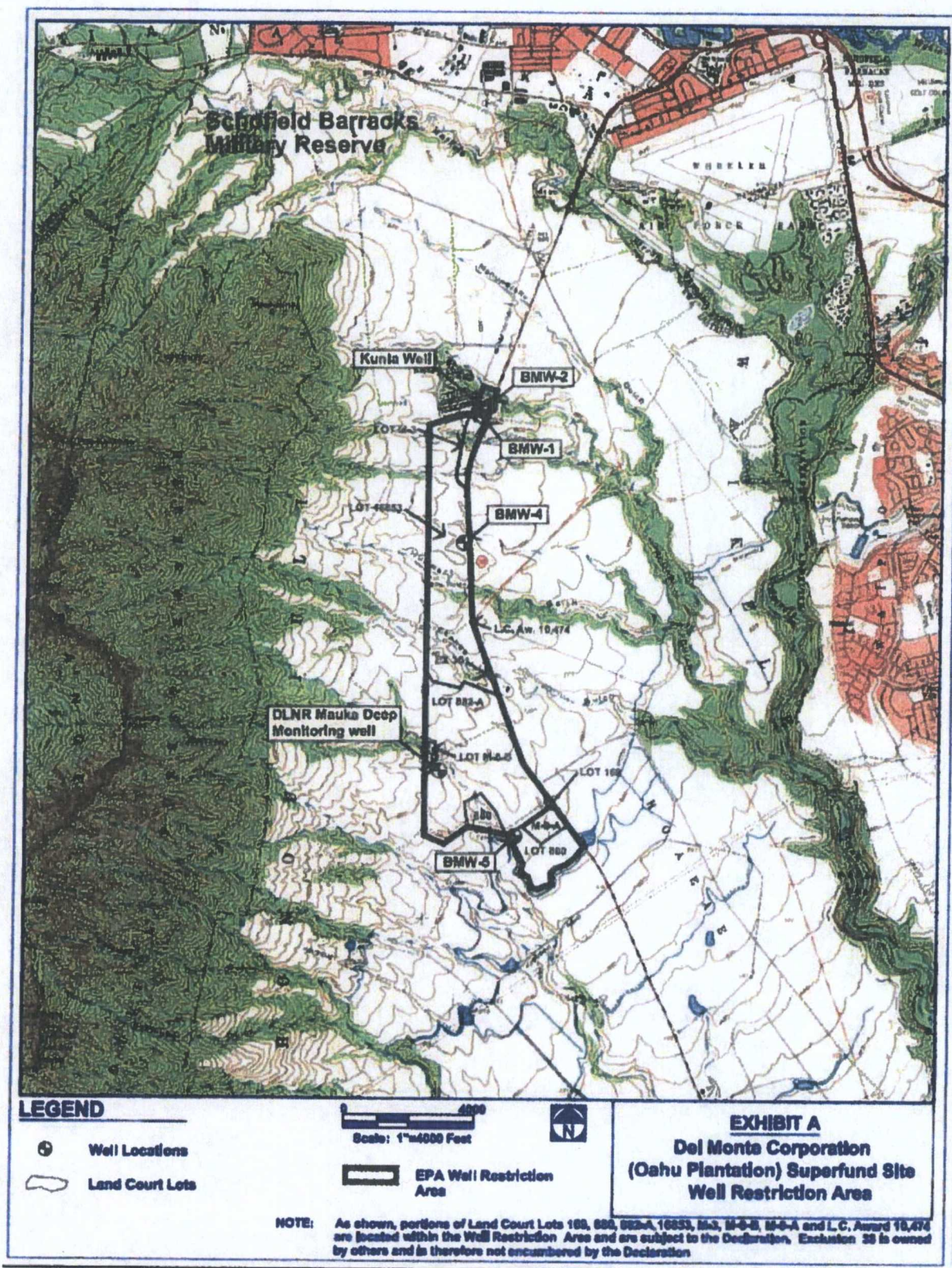
PARCEL THREE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 880 (area 93.117 acres), as shown on Map 109, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 921,364** issued to Syngenta Hawaii, LLC, a Hawaii limited liability company.

End of Parcel Three Description



**CERTIFICATION OF COMPLIANCE WITH DECLARATION OF
ENVIRONMENTAL RESTRICTIONS (WELL RESTRICTION AREA)**

I am authorized to make this certification on behalf of the owner(s) of the property described below ("Property").

On behalf of said owner(s), I hereby certify, to the best of my and said owner(s)' information and belief, that the following is true and correct as of the date set forth below:

- No application for a water use permit to withdraw water from any well located or to be located in the area shown on the map attached hereto ("**Well Restriction Area**") has been filed by any owner, lessee, licensee, or other occupant or user of the Property (collectively "**Occupant**").

- No Occupant of the Property has undertaken any construction in the Well Restriction Area that has damaged or interfered with, or might damage or interfere with, any basal groundwater monitoring or extraction wells, or equipment associated with those wells.

Date:

7/31/15

Signature:

[Signature]

Printed Name:

Tim Law

Title:

Manager

Property description:

SECTION 8:

PARCEL ONE:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, Island of Oahu, State of Hawaii, more particularly described as follows:

LOT 882-A (area 425.963 acres), as shown on Map 110, filed in the Office of the Assistant Registrar of the Land Court to the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, Deceased.

BEING all of the land described in and covered by **Certificate of Title No. 1,062,206** issued to Fat Law's Farm, Inc., et al.

End of Parcel One Description

